

Prime Location on 43rd and State St.

4245 State Street - Bismarck, ND

1.46 Acres / 63,486 sf @ 25.00 psf

\$1,587,150



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Executive Summary for Sale

Address:	4245 State Street - Bismarck, ND
Price:	\$25.00 psf / \$1,587,150
Parcel ID:	1625-001-001
Legal Description:	Lot 1; Blk 1 Capital Electric Headquarters
Lot Size:	63,486 sf / 1.46 Acres
Zoning:	Zoned CG Commercial
Taxes 2023:	\$5,958.89
Specials Balance -	\$2,346.24

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

- 63,486 sf / 1.46 Acres
- SE Corner of State St. (Hwy 83) and 43rd Ave
- Located across from the Schilling Bldg, with quick access to Starbucks, Cashwise, Ace Hardware, Walmart and Costco
- Awesome opportunity for
 - Bank / Investment Firm
 - Medical
 - Dental Facility
 - Retail
 - Restaurant
 - Corporate HQ
- Zoned CG / General Commercial
- Will have deed use restrictions



DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
9,370	51,482	95,457



AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$90,374	\$94,562	\$91,374



2023 POPULATION

1 MILES	3 MILES	5 MILES
8,603	53,303	86,462



EMPLOYEES

1 MILES	3 MILES	5 MILES
9,235	32,143	69,231

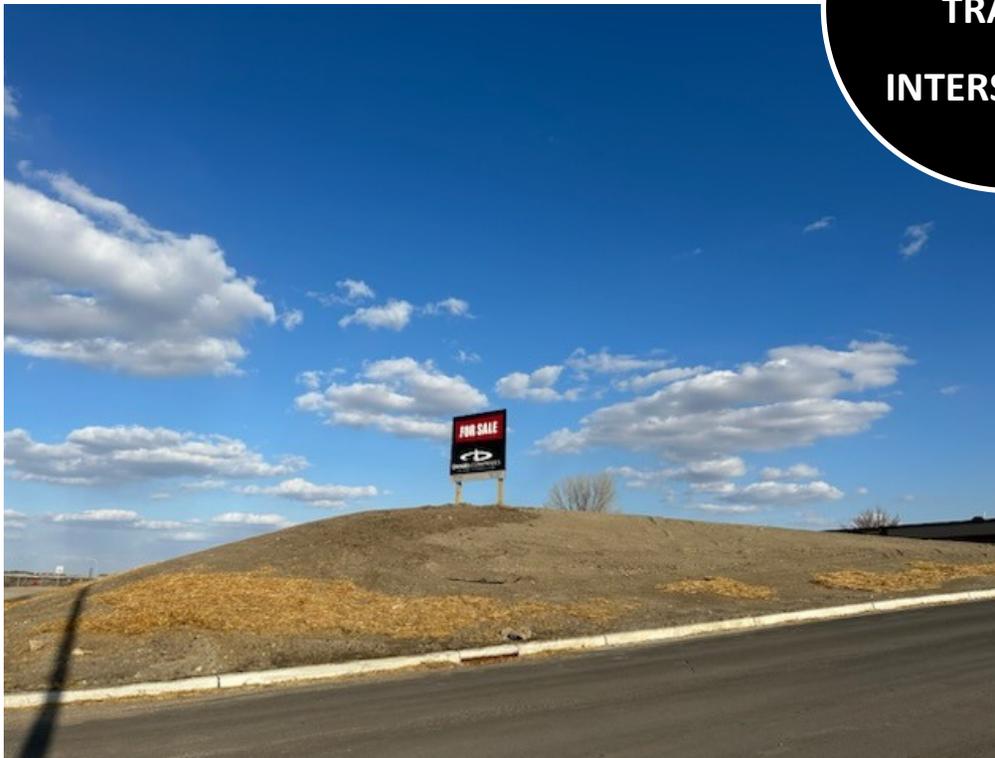


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HIGH
TRAFFIC
INTERSECTION



ACE
Hardware

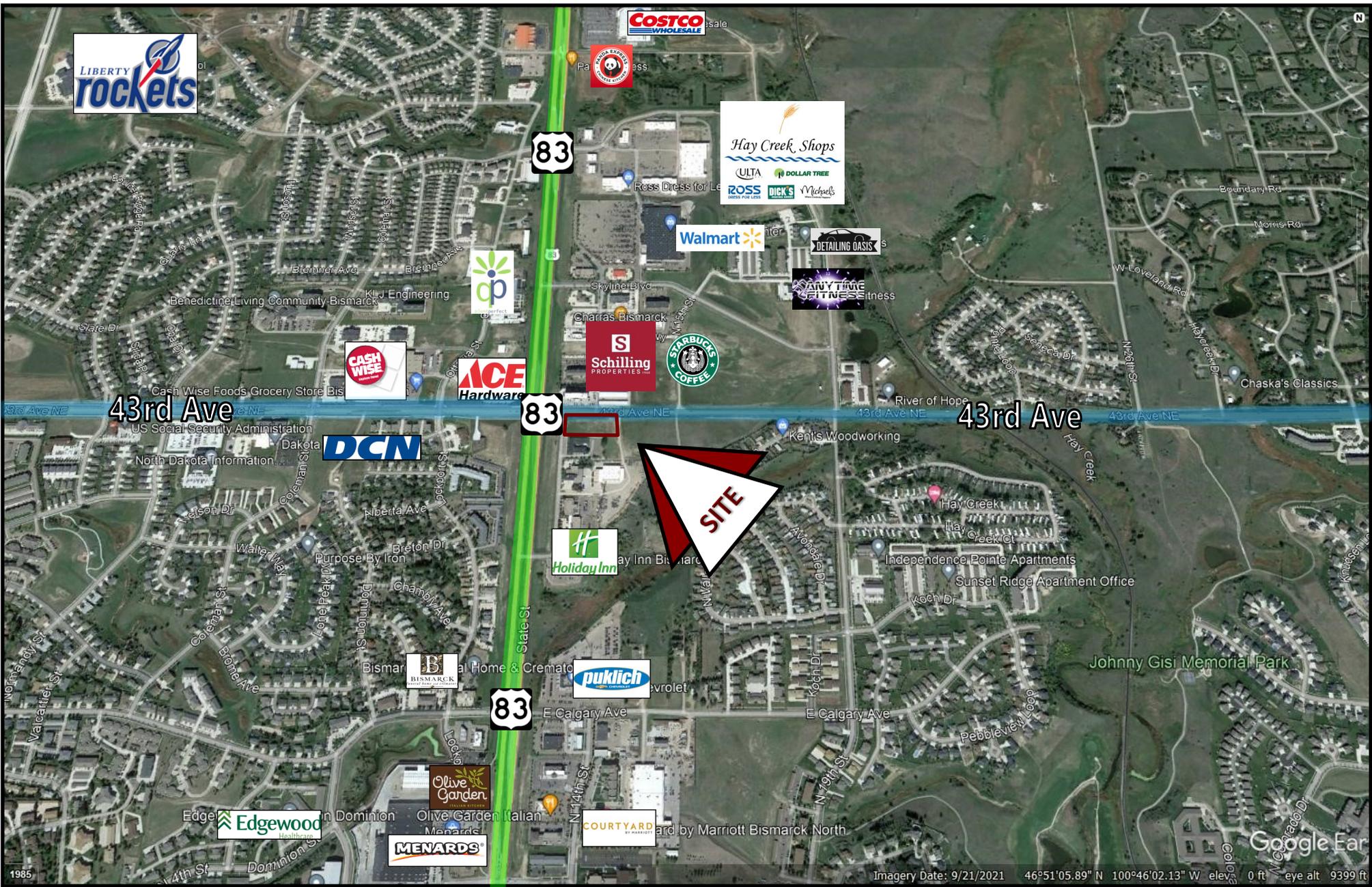
S
Schilling
PROPERTIES

FOR SALE
DANIEL COMPANIES
REAL ESTATE

State St

43rd Ave





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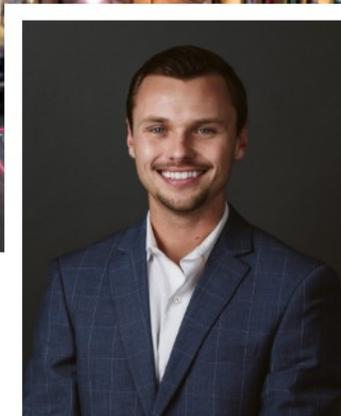


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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.